







REC 1204 22  
PARCEL No. 1 BLOCK No. 720 LOT No. 1

PRESENT OWNER ACQUIRED TITLE AS FOLLOWS:

Deed dated November 3, 1943. Recorded November 4, 1943.  
Revenue Stamp \$8.25

Grantor, J. E. Igler

Grantee, Stephan Wehr.

INDEBTEDNESS:

None

REC 1204 22  
EASEMENTS, AGREEMENTS, LEASES, ETC.

None

INTERVIEW WITH OWNER:

I met owner on premises and he showed me through the property.

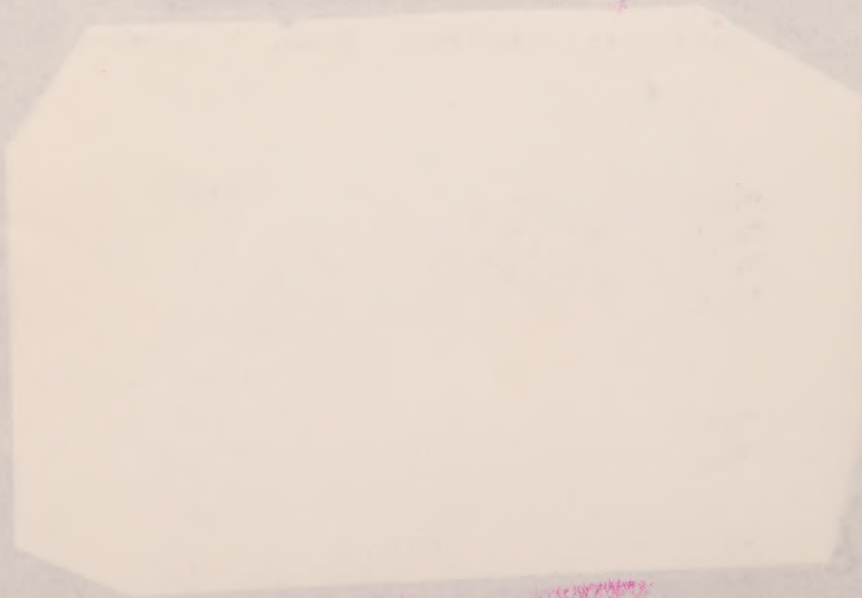
He also gave me list of rentals which I estimated as fair and reasonable  
by  
by comparison with other rents.





FEB 1 5 84 33

MAR 20 1984



LEB 0384023

GENERAL DESCRIPTION

3-story frame, rustic exterior, flat building with basement garage for 3 cars (parked tandem) and unfinished attic. Contains 4 separate entrance flats. 1 lower - 8 rooms; middle - 8 rooms, upper - 5 rooms and upper - 3 rooms each with bathroom and kitchen. 4 bathrooms with tubs (on legs) and basins and 3 separate toilet rooms.

Built in 1907, 48 years old. Good floor plan with all rooms outside on corner lot. Kitchens inside facing wells.

CONDITION & REPAIR

Fair, both inside and out. In keeping with tenancies in the district.

USE & OCCUPANCY

Rented as separate flats. No conversions.

LAST PRIOR SALE

Grant deed dated 11/3/1943, recorded 11/4/1943

GRANTOR  
GRANTEE

Realty Investment Co. TO  
J. E. Igler  
IRT \$8.25

GRANTOR (same day)

J. E. Igler TO  
Stephoen Wehr.  
D/T Wehr to Igler, \$3,500

OWNER

Stephen Wehr  
1133 Ellis Street  
San Francisco, California





FEB 09 1963



LEV 0884025

GENERAL DESCRIPTION

2-story, frame, stucco front, rustic exterior residence remodeled to two flats. Contains 9 rooms and 2 baths, plus attic room and basement remodeled to garage plus storage area. Separate entrances. Well remodeled. Adequate housing.

CONDITION & REPAIR

Good. Exterior paint good, interior good.

USE & OCCUPANCY

Lower occupied by owner. Upper rented.

LAST PRIOR SALE

Grant deed, dated March 4, 1940, recorded March 5, 1948. IRT \$12.65.

GRANTOR  
GRANTEE

City Title Insurance Co. TO  
Tom Tomioka, a single man. (now married)

OWNER

Tom T. Tomioka  
1148 Gough Street

JOHNSON 120



720



FEB 09 1960

JUL 20 1960





PARCEL 29 BLOCK 720 LOT 29

PRESENT OWNER ACQUIRED TITLE AS FOLLOWS:

Deed dated March 3, 1902. Recorded March 6, 1902. Revenue Stamps \$1.25.  
Grantors, Otto F. von Rhein and Matilda von Rhein, his wife.  
Grantee, Deutsche Evangelische Lutherisch Gemeinde Der St. Markus Kirche

INDEBTEDNESS:

None

INTERVIEW WITH OWNER:

I talked with Dr. J. George Dorn the Rector of St. Marks Church next door. The church owns this property.

Dr. Dorn gave me the rentals as follows:

Lower Flat	7 rooms & bath	\$65.00
Middle Flat	8 rooms & bath	70.00
Upper Flat	8 rooms & bath	65.00

These rents are low compared with rents of similar properties so in capitalizing income I gave \$11.00 a room rental value unfurnished as I have given all similar property.

In addition I set up a rental of \$40.00 a month for the basement offices. These basement rooms have been refinished as an office for Dr. Dorn's secretary.

The two lower flats are leased for one year each but there is provision in the lease they can be cancelled when Redevelopment Agency purchases property.

Dr. Dorn said they put on new roof 3 years ago.

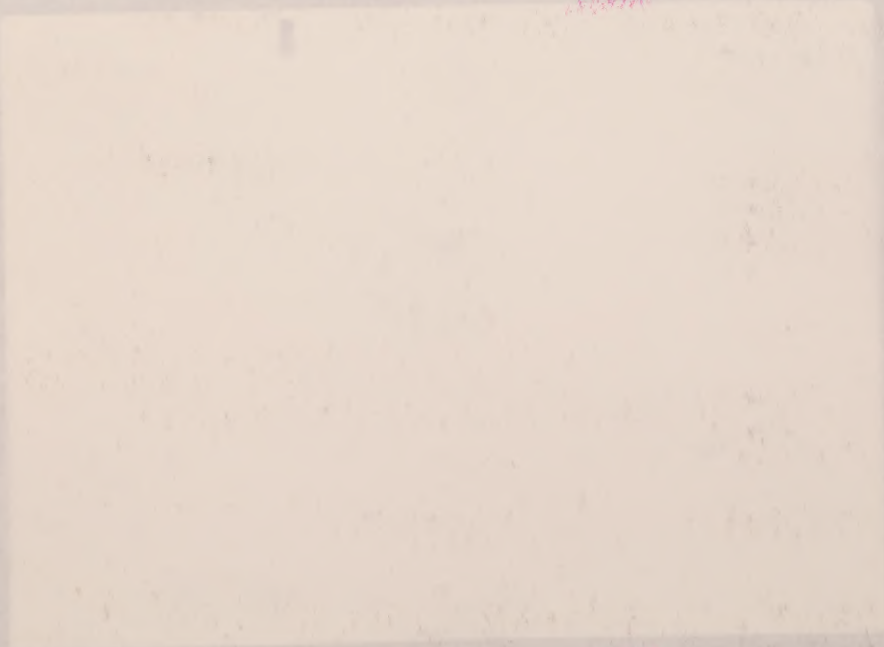
Only \$14,000.00 Insurance is carried. Premium for 5 years - \$101.00.





FEB 15 84 33

AUG 20 1984





GENERAL DESCRIPTION

2-story and basement with finished attic, frame, rustic exterior residence converted to rooming house with some housekeeping units. Divided into 11 units of 1, 2 or 3 rooms. Rented furnished by lessee. Gas wall "Andrews" heaters. New storage water heater. Some hot water pipes replaced. New composition roof three years ago, more or less.

Built in 1895 but has useable floor plan with wide halls, high ceilings. Most rooms enter to halls. Some detachment in rear and bed rooms have outside exposure. 3 baths with 2 showers, 5 toilets.

CONDITION & REPAIR

Fair to good. Better than most of these housekeeping units in neighborhood.

USE & OCCUPANCY

Leased to one tenant until 1959. Tenant owns furniture and operates.

LAST PRIOR SALE

Grant deed dates 1/27/1947 recorded 1/27/47.

GRANTOR

James Wilson & Alice Wilson TO

GRANTEE

Esmeraldo V. Nocon

IRT \$11.00

OWNER

Esmeraldo V. Nocon C/ Mr. Nocon  
441 Powell Street  
San Francisco, California



250480 (1)

250480 (1)



PARCEL 30 BLOCK 720 LOT 30

PRESENT OWNER ACQUIRED TITLE AS FOLLOWS:

Decree of Distribution dated December 24, 1946, rendered in the matter of the Estate of Hyman Wolf, deceased to Alvin R. Brenner.

INDENTURES:

\$5500.00 Deed of Trust dated March 24, 1930. Recorded March 25, 1930. Hyman Wolf also known as H. Wolf and Lena Wolf, his wife to Anglo California Trust Co.

EASEMENTS, AGREEMENTS, LEASING ETC.

None.

INTERVIEW WITH OWNER.

Met owner on premises and he showed me through property. He is one of the exceptional owners in this area who has not sought to increase rentals. His rents are

1123 O'Farrell St. Lower flat 6 rooms	\$50.00 - \$3.66-2/3 a room
1125 O'Farrell St. Middle flat 7 rooms	54.00 - \$7.71 "
1127 O'Farrell St. Upper flat 7 rooms	54.00 - 7.71 "

In capitalizing income I have used \$11.00 a room as the fair rental which I have found to be the reasonable rental for this type of property with unfurnished rooms.



FEB 1984 33

NOV 0 1983



GENERAL DESCRIPTION

3-story frame, rustic exterior building containing 3 flats, each of 7 rooms; total of 21 rooms; 3 bath rooms with tubs (on legs) and basins only with 3 separate toilets rooms. Old plumbing. Gas heaters for heating.

Built in 1903, 52 years old. Building almost depleted but still useable for housing. Obsolete floor plan with front and back parlor connecting to dining room and kitchen in rear by long narrow hall. Bay windows in front rooms.

CONDITION & REPAIR

Fair, needs paint and some repairs outside and considerable redecorating inside.

USE & OCCUPANCY

St. Marks Church, the owner, has converted the first floor and part of the basement for Sunday School Rooms for the church. The remainder is rented to three separate tenants, month to month, at rents as indicated. The tenent is the upper flat has the right to sub-let room but no kitchens or hot plates, sleeping rooms only.

LAST PRIOR SALE

Grant deed dated 3/3/1902 recorded March 6, 1902.

GRANTOR  
GRANTEE

Otto F. Von Rhein & Mathilde Von Rhein TO  
St. Marks Lutheran Church.  
IRT \$1.25.



LIB 0864032

MAZ04150





GENERAL DESCRIPTION

3-story, frame, rustic exterior flat building containing 3 separate entrance flats, each of 7 rooms. 3 baths, tubs and basins only, (tubs on legs); 3 separate toilet rooms. Old plumbing, some of which has been replaced.

Building built in 1903 and almost depleted, but still useable for minimum shelter. Obsolete floor plan with front and back parlor connected with dining room in rear by long hall. Old fashioned kitchens. Bay windows in front rooms.

CONDITION & REPAIR

Fair. Needs redecorating and repainting, and some structural repairs.

USE & OCCUPANCY

Rented as housekeeping rooms, with kitchenettes. Some sleeping rooms. One tenant, Arthur Green, manages two units. The other is rented to one tenant.

LAST PRIOR SALE

Decree of distribution in estate of Hyman Wolf, dated 12/24/1946.

OWNER

Alvin R. Brenner.  
1890 23rd Avenue  
San Francisco, California



720

250980 111

250980 111



PRESENT OWNER ACQUIRED TITLE AS FOLLOWS:

Deed dated April 11, 1946. Revenue Stamps \$13.20  
Grantors, Lawrence Kahn and Fannie Kahn, his wife.  
Grantees, Ivan T. Budaeff and Eileen M. Budaeff, his wife, in joint tenancy.

IMPROVEMENTS:

None

EASEMENTS, AGREEMENTS, LEASES, ETC.

Lease dated July 24, 1954  
Lessors, Ivan T. Budaeff and Eileen M. Budaeff, his wife.  
Lessee, Myrtle E. Coleman.  
5 years commencing July 24, 1954. Option to renew for additional 5 years.  
Lease Recorded July 23, 1954. Series 4984  
Covers premises 1154 Gough St. Lease does not have any bonus value.

INTERVIEW WITH OWNERS:

The owner died and property is in probate. The wife is away. Her address is 2 Mission Circle, Daly City, Phone Plaza 5-4200. Frank Blum, 6836 Mission is the attorney for the estate. He referred me to Mr. Daneri in the Trust Department of the San Mateo Branch of the Bank of America. Phone, Diamond 4-1781. The Bank of America is trustee for the estate and Mr. Daneri furnished me with the following information:

1177 O'Farrell St.	- 2 stores rented to one tenant	
1179	" - month to month	\$60.00
1181	" - is leased to 1958	150.00
1154	" - is leased to July 24, 1959	225.00

The tenant has sublet hotel to Mrs. Huber

Total \$435.00

Mr. Daneri states \$40,000.00 fire insurance is carried on the property at a cost of \$972.32 for 3 years or \$324.11 a year.

METHOD OF CAPITALIZATION

Estimated Net Income per annum \$3,525.84

Value of Land 12,300.00

allowing 6% of \$12,300 land value is \$738.00

Deducting \$738.00 from net income of \$3,525.84 leaves \$2,787.84

This balance of \$2,787.84 net income capitalized @ 7% plus

3% depreciation or 10% gives value of building \$27,872.40

called \$27,875.00

\$27,875.00

Total valuation \$40,175.00



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0.5 1.94 0.2 0.18



PARCEL No. 25 BLOCK No. 720 LOT NO. 25

PRESENT OWNER ACQUIRED TITLE AS FOLLOWS:

Deed dated March 23, 1950

No Revenue Stamps

Grantor, John Chalmers

Grantee, Edna S. Chalmers

INDEBTEDNESS:

\$12,000.00 Deed of Trust dated November 25, 1945. Recorded December 6, 1945.  
John S. Chalmers and Edna S. Chalmers, his wife to American Trust Company  
Chattel mortgage in same amount to American Trust Company.

EASEMENTS, AGREEMENTS, LEASES:

Property dear

None

INTERVIEW WITH OWNER:

I met owner on premises and she showed me over the property. She also furnished me with a list of rentals and expenses, a copy of which is attached hereto.

CAPITALIZATION:

Estimated net income unfurnished

\$ 6,501.24

Value of Land

4,825.00

Allowing 6% on \$4,825.00 Land value is \$289.50

Deducting \$289.50 from \$6,501.24 leaves \$6,211.74

capitalizing \$6,211.74 @ 7% plus 3% depreciation

or 10% gives value of building \$62,117.40 Called

62,117.40

Total valuation

\$ 67,000.00



FEB 1 1984

AUG 20 1984



PARCEL 23 BLOCK 720 LOT 23

CH 1 1948 13

PREVIOUS OWNERS ACQUIRED TITLE AS FOLLOWS:

Deed dated March 4, 1948. Recorded March 5, 1948. Revenue Stamps \$12.65  
Grantor, City Title Insurance Company, a corporation  
Grantee, Tom Toshio Tomioka, a single man.

INDENTURES:

None

INTERVIEW WITH OWNER:

Owner showed me through, said he and his son each occupied a flat.

CH 1 1948 13



115 1 584 3 3

DELIVERED



PARCEL 26 BLOCK 720 LOT 26

PRESENT OWNER ACQUIRED TITLE AS FOLLOWS:

Deed dated April 8, 1946 Recorded April 23, 1946. Revenue stamps \$7.15  
Grantor, Jesse Josephs, a single man  
Grantee, Emiko Komiyo and Sachiko Komey, both single women.

INDEBTEDNESS:

None

EASEMENTS, AGREEMENTS, LEASES, ETC.

None

INTERVIEW WITH OWNER:

Owner showed me through property a great deal of money has been spent on it. Oak floors, tile baths, modern plumbing fixtures, two gas furnaces, painting, papering all in excellent condition. The house is immaculate.

Owner lives in lower, daughter lives in upper and another daughter lives on the attic floor.



NO 1951 211

ALL INFORMATION



GENERAL DESCRIPTION 3-story, frame, rustic exterior, mansion built in 1886 and converted in 1907 after the fire into an apartment hotel. Contains 69 rooms, rented as 45 furnished rental units. No kitchenettes but a community kitchen and laundry on each floor. Some rooms have electric hot plates. All bath tubs removed and replaced by enamel shower units, 1 on each floor, total of 3, giving large shower rooms. Separate toilets 2 on each floor, old fashioned fixtures with overhead reservoirs. Ceilings 12 ft. high. Wide halls, 6 ft. doors, mostly double doors on lower floors and some upstairs. Large circulating gas heater in lobby and some electric and some gas circulating heaters, all vented either into fireplaces or outside. Detached on 3 sides, with excellent light and air.

CONDITION & REPAIR Interior recently repainted and in good repair. Exterior fair repair. Satisfactory for age and use. Seems well operated and is clean, as far as observed.

USE & OCCUPANCY Rented as 3 units in use year  
1183 O'Farrell St., Hunken's Market \$170 mo. \$2,040  
Been in this location since 1907 and still operated by Hunken family. Does excellent business and does not wish to move. Always had lease which expired in 1954, lessee did not want to renew because of redevelopment.

1177-1179 O'Farrell St. John S. Phillips \$60.00 mo. 720  
Shoe repair and cleaning agency. Been in store for four years. Tenants say he is doing "alright" and will stay as long as possible. 2 small stores. No lease.

1154 Gough St. Hotel Macklin, Bernice Huber \$225 2,700  
Leased to Mrs. Myrtle E. Coleman to July 24, 1959. Assigned to Mrs. Bernice Huber as of March 1, 1955, who purchased lease and furniture. Lessee maintains interior and lessor maintains roof, exterior and major plumbing repairs. Mrs. Huber's manager states they are running almost 100% occupied. Has many pensioners.

LAST PRIOR SALE Grant deed, dated April 11, 1946.  
GRANTOR Lawrence Kahn and Fannie Kahn TO  
Ivan T. Budseff & Eileen Budseff,  
LRT \$13,20. No knowledge of existing loan.  
OWNER Dr. Ivan T. Budseff, M.D.  
#1 Mission Circle, Daly City, California



720

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PARCEL 27 BLOCK 720 LOT 27

PRESENT OWNER ACQUIRED TITLE AS FOLLOWS:

Deed dated January 27, 1947.. Revenue Stamps \$11.00  
Grantors, James Wilson and Alice Wilson, his wife.  
Grantee, Esmeraldo V. Nocon

INDEBTEDNESS:

None

EASEMENTS, AGREEMENTS, LEASES, ETC.

None

INTERVIEW WITH OWNER:

Owner paid \$16,000 for property in 1947.  
Andrews heating, wiring, roof and plumbing have cost him \$2,000.00.  
The owners manager gave me the following list of rentals while the owner and I were at the house. Owner says he had building leased to one tenant for \$200.00 a month. Now operates himself with manager.

Basement	Apt. R	4 rooms	Unfurnished	\$50.00	
	Apt. S	3 rooms & bath	furnished	40.00	
	Apt. F	1 room & bath	"	25.00	
First Floor	Apt. A	4 rooms	"	50.00	- occupied by manager
	Apt. B	3 rooms	"	40.00	
	Apt. D	2 rooms & bath	unfurnished	25.00	
Second Floor	Apt. E	1 room	unfurnished	25.00	
	Apt. I	1 room	Furnished	20.00	
	Apt. H	2 rooms	unfurnished	25.00	
	Apt. F	3 rooms & bath	Furnished	50.00	
Third Floor	Apt. N	1 room	"	40.00	
	Apt. K	1 room	"	30.00	
	Apt. M	1 room	"	30.00	
	Apt. L	1 room	"	20.00	
	Apt. ?	3 room	"	35.00	
Total				\$485.00	



FEB 15 84 3 3

AUG 20 1984



GENERAL DESCRIPTION

4-story and basement, frame, stucco front apartment house building containing 18 apartments or a total of 50 rooms, with 18 baths and 3 extra baths with toilets. Bath rooms fair, some with tubs on legs and some replaced with recess tubs, with showers over. Attractive building.

Built in 1906 and good floor plan, with small rooms. Has been well maintained and replacements made in lighting fixtures, plumbing, steam plant, hot water boiler and fixtures.

Building is an over improvement for the land.

CONDITION & REPAIR

Good. Well maintained.

USE & OCCUPANCY

Rented by owner as furnished apartments. Not converted units, but standard apartments with kitchens, stoves, etc. Has a manager on the premises. 1 vacant at this time.

LAST PRIOR SALE

Grant deed 3/23/50

GRANTOR  
GRANTEE

John Chalmers TO  
Edna S. Chalmers, an unmarried woman.  
(Divorce proceedings) IRT None.

ADDRESS

Santa Rosa, California

OR

Manager, Samuel D. Baker  
1175 O'Farrell Street OR 304356.  
San Francisco, California Apt. #1.



720

25  
25

THE OSMOSIS

THE OSMOSIS

GENERAL DESCRIPTION

2-story frame, rustic exterior, residence converted to housekeeping rooms and apartments, opening into area. Basement flat 4' more or less below sidewalk grade. Baths old with tubs on legs.

Built in 1892, 63 years old. No substantial remodeling but some cheap conversion. Building depleted except for use for minimum housing accommodations.

USE & OCCUPANCY

Occupied by owners who operate rooming house, and housekeeping apartments.

CONDITION & REPAIR

Poor. Needs a great deal of repair, painting and redecorating.

PAST PRIOR SALE

Grant deed, dated 4/8/46 recorded 4/23/46.

GRANTOR  
GRANTEES

Jesse Josephs TO  
Emiko Komiyo & Sachiko Komiyo,  
(two single women)  
IRT \$7.15

OWNERS

Emiko Komiyo  
1165 O'Farrell Street  
San Francisco, California





FEB 08 09 32

JUN 20 06 13 0

GENERAL DESCRIPTION

3-story frame, rustic exterior flat building containing 3 flats; lower 7 rooms; middle 7 rooms and upper 7 rooms, 21 rooms in all. Each flat has 1 bath (total 3) with tub on legs and marble top basin and 1 toilet (total 3) separate toilet rooms. Has rear porches on each floor.

Built in 1902, 53 years old. Obsolete floor plan with front and back parlor and kitchen and dining room in rear with long connecting hallway. Bedrooms open to light wells.

CONDITION & REPAIR

Very bad. Cost \$2,500 to put into fair condition.

USE & OCCUPANCY

Owner rents as flats. Upper and middle flat sublet rooms and housekeeping rooms. Basement not occupied now, but usually rented.

LAST PRIOR SALE

Grant deed dated 10/7/47 recorded 10/18/47.

GRANTOR  
GRANTEE

Takashi J. Ito TO  
Rose Rosenthal, a widow.  
IRT \$14.85.



720

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GENERAL DESCRIPTION

3-story, frame, stucco front, flat building containing 3 flats of 7 rooms each with 3 bath rooms each with tub (on legs) and basin and 3 separate toilet rooms. Basement entrance below sidewalk level. Rented as flats. Tenant rents sleeping rooms. Companion to building adjoining to west.

Built in 1902. 53 years old. Obsolete floor plan with front and back parlor connected to dining room and kitchen by long hall. Two bay windows in front and 1 in rear. Bed room face light wells and are small and dark. Basement and attic not used. Separate entrances.

USE & OCCUPANCY

Building rented as a whole. Formerly leased for \$200 per month but rented for \$100 per month on expiration of lease, to keep tenant. Economic rental \$180 to \$200 per month.

LAST PRIOR SALE

Grant deed, 11/4/41, recorded 11/5/41.

GRANTOR  
GRANTEE

Hebrew Home for Aged Disabled TO  
Chas. J. Cleary IRT \$5.50  
Cleary to Title Ins. & Guarantee Co.

2/23/54 recorded 2/24/54.

GRANTEE  
GRANTEE

Title Ins. & Guaranty Co. TO  
Jacob Barman & Beatrice Barman  
IRT None.

OWNER

Jacob Barman  
410 15th Avenue  
San Francisco, California



720

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031602302

112 1 194 7 8  
PARCEL No. 15 BLOCK No. 720 LOT No. 15

PRESENT OWNER ACQUIRED TITLE AS FOLLOWS:

Deed dated February 23, 1954. Recorded February 24, 1954. No Revenue Stamps.  
Grantor, Western Title Insurance and Guaranty Company  
Grantees, Jacob Barman and Beatrice Barman, his wife in joint tenancy.  
Decree terminating joint tenancy Estate of Jacob Barman, decd.  
Recorded June 12, 1956.

INDEBTEDNESS:

\$4,500.00 Deed of Trust. Dated February 23, 1954. Recorded February 24, 1954.  
Jacob Barman and Beatrice Barman, his wife to Bank of America  
National Trust and Savings Association.

101 0 1 1 2 2  
EASEMENTS, AGREEMENTS, LEASES, ETC.

None

INTERVIEW WITH OWNER:

I phoned owner and she told me she leased entire property for \$90.00 a month to Robert Sims for 2 years and case had 1-1/2 years to run. Mr. Sim's son showed me through property. Property in poor condition, but rental of \$90.00 is entirely too low. I know of no rental in area even approaching this low figure.

Allowing for poor condition of building rental value is in neighborhood of \$9.00 a room.





FEB 1 5 04 6 5

ASL 020ME

GENERAL DESCRIPTION

3-story, frame, asbestos shingle front, flat building containing 3 flats of 7 rooms each, with bath (tub on legs) and separate toilets (3 each). Bath in basement, extra. 21 rooms plus 3 basement rooms below sidewalk grade. 2 rooms in attic.

Built in 1902, 53 years old. Obsolete floor plan with front and back parlor opening on double well with adjoining building. Dining room and kitchen in rear with long narrow hall from entrance hall. Bed room open to light wells. Separate entrances. Steep stairs to upper and middle flats.

CONDITION & REPAIR

Fair. Exterior covered with asphalt tile and in fair repair. Some tiles broken. Stairs in poor repair. Deferred maintenance \$3,000.00.

USE & OCCUPANCY

Operated as rooming house by owner, who lives in lower flat.

LAST PRIOR SALE

Grant deed, 8/21/46 recorded 8/22/46.

GRANTOR  
GRANTEE

Joseph F. Holbrook and Mildred Holbrook TO  
Blas Calica and Mary Calica,  
IRT \$8.25. D of T. \$5,500

OWNER

Blas Calica  
1054 Ellis Street  
San Francisco, California.



720

FEB 09 04 03 Z

051 02 00



PARCEL 16 BLOCK 720 LOT 16

Deed dated August 21, 1946. Recorded August 22, 1946. Revenue Stamps \$8.25  
Grantors, Joseph Franklin Holbrook and Mildred L. Holbrook, his wife.  
Grantee, Blas C. Calica and Mary Calica, his wife.

DEEDS

\$50,000.00 Deed of Trust. Dated February 2, 1946. Recorded February 7, 1946.  
Joseph Franklin Holbrook and Mildred L. Holbrook, his wife to Esther Asher.  
\$5,000.00 Deed of Trust dated August 20, 1946. Recorded August 22, 1946.  
Blas C. Calica and Mary Calica, his wife to M. Fireman and Helen K. Fireman,  
his wife.

DEEDS, AGREEMENTS, LEASES, ETC.

None

INTERVIEW WITH OWNER.

I talked with owner and wife. They showed me thru property. They  
informed rentals in building are as follows:

Basement - 3 rooms and bath. furnished	\$40.00	Occupied by owner.
Lower Flat - 7 rooms and bath		
Middle flat - 1 room	Furnished	20.00
1 room	"	20.00
2 rooms	"	25.00
1 room	"	20.00
3 rooms	"	40.00
Upper Flat	1 room	20.00
	1 room	20.00
	1 room	25.00
	1 room	20.00
	1 room	25.00
	1 room	25.00
	2 rooms	20.00
	3 rooms attic	40.00
		<u>\$360.00</u>



SEP 1 5 54 38

AUG 20 1954

GENERAL DESCRIPTION

4-story, frame, stucco front, reconstructed apartment house building, from remodeled flats. Divided into 8 apartments, 4 four room and 4 six rooms, each with bath. Cheaply reconstructed. Owner claims cost \$60,000 to rebuild in 1950 - 1951.

CONDITION & REPAIR

Shown depreciation and neglect already.

USE & OCCUPANCY

Rented as furnished units. Some of the apartments are cut into small sleeping and housekeeping units with joint use of the baths and kitchens. Owner claims \$665 per month income.

OWNER

Purchased on a contract to purchase 2 years ago, (1953) with no change in title. Agent will not give owners name, says he handles the property.

AGENT

Otto Hasenberg  
137 12th Avenue  
San Francisco, California





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PARCEL No. 17 BLOCK No. 720 LOT No. 17

PRESENT OWNER ACQUIRED TITLE AS FOLLOWS:

Deed dated September 15, 1953 Recorded September 18, 1953.

No Revenue Stamps

Grantor, California Pacific Title Insurance Company

Grantees, Ruth Brady an undivided 1/3 interest

Jacques D. Lahanier, a single person, an undivided 1/3 interest

Helen Wobbe, a single person, an undivided 1/3 interest.

INDEBTEDNESS:

\$19,000.00 Deed of Trust dated April 30, 1952. Recorded May 16, 1952.

William A. Lahanier and Wanda Q. Lahanier, his wife to Citizens

Federal Savings and Loan Association.

\$2,576.46 additional loan under above Deed of Trust, evidenced by note dated September 21, 1953.

EASEMENTS, AGREEMENTS, LEASES ETC.

None

INTERVIEW WITH OWNER:

Mr. Lahanier one of the owners referred me to Mr. Otto Hassenberg, 1146 Clement Street - Skyline 1-6034, the Agent for the property. Mr. Hassenberg gave me the following list of rentals and said Mrs. Brady one of the owners was his daughter. Mr. Hassenberg at another time met me at the property and showed me through five of the units.

Basement Apt. #7	3 rooms and shower	\$47.50	unfurnished
First Floor Front #1	4 rooms and bath	77.50 ✓	"
	1 room	17.00	"
First Floor Rear #2	5 rooms and bath (4 room	75.00 ✓	"
Second " Front #3	4 rooms and bath	100.00	"
Second " Rear #4	5 rooms and bath	85.00 ✓	"
Third floor front #5	4 rooms and bath	68.00 ✓	"
Third floor rear #6	5 rooms & bath	80.00 ✓	"
Attic #8	4 rooms & shower	70.00	"
		\$620.00	



FEB 1 5 54 3 8

FEB 2 1954



PARCEL 18 BLOCK 720 LOT 18

PRESENT OWNER ACQUIRED TITLE AS FOLLOWS:

Deed dated June 30, 1941 Recorded July 3, 1941 Revenue Stamps \$4.95  
Grantors, Milton C. Slinkey and Ethel S. Slinkey, his wife and  
John Dern, a single man.  
Grantee, Daniel R. O'Connell, a single man

Indebtedness

\$1,500.00 Deed of Trust dated October 18, 1949 and Recorded October 24, 1949.  
Daniel R. O'Connell, a single man to San Francisco Bank now  
First Western Bank and Trust Company  
\$354.46 Judgement, plus interest and costs in favor of Retailers Credit  
Association of San Francisco. Issued out of Municipal Court of  
City and County of San Francisco Recorded September 5, 1951.

EASEMENTS, AGREEMENTS, LEASES, ETC.

None

INTERVIEW WITH OWNER:

Sister of owner showed me through the house.  
Said they rented some rooms furnished and gave me list of rents.



REC 1 504 33

REC 2 0 66 13 W



GENERAL DESCRIPTION

2-story frame, stucco exterior, rear rustic residence of 11 rooms and 1 bath, with basement used for storage. Old fashioned house built in 1886, 75 years old.

USE & OCCUPANCY

Occupied by owner for home. Economic rent estimated at \$100 per month for conversion into rooming house. Use not suitable to this neighborhood as high class residence.

LAST PRIOR SALE

Grant deed dated 6/30/1941, recorded 7/3/1941.

GRANTOR  
TO GRANTEE

Milton O. Slinkey & Ethel S. Slinkey & John Dern.  
Daniel R. O'Connell.  
IRT \$4.95.

OWNER

Daniel R. O'Connell  
1072 Ellis Street  
San Francisco, California



720



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PARCEL 19 BLOCK 720 LOT 19

PREVIOUS OWNER ACQUIRED TITLE AS FOLLOWS:

Deed dated August 3, 1943 Recorded August 8, 1943. Revenue Stamps \$9.35  
 Grantor, The Childrens Agency of San Francisco, a corporation  
 Grantee, Emile J. Cardinal

IMPROVEMENTS

None

EASEMENTS, AGREEMENTS, LEASES, ETC.

None

INTERVIEW WITH OWNER:

Owner states property is leased to Mr. Roy Lackey who lives on premises  
 He is a barber and his shop phone is GA 1-1552. Mr. Cardinal the owner  
 says the lease expires in about a year and a half from present time  
 July 25, 1957. Rental is \$125.00 a month.  
 I went through the property with Mr. Lackey, the lessee, who gave me the  
 following list of rents.

First Floor,	Apt. 1	1 room & Kitchenette	\$30.00	Furnished
	Apt. 2	2 rooms & Kitchen	45.00	" Occupied by lessee
6 Rooms	Apt. 3	1 room & Kitchenette	25.00	"
	Apt. 4	1 room & Kitchenette	28.00	"
Second Floor	Apt. 6	1 room & Kitchenette	27.00	"
	Apt. 7	1 room & Kitchenette	30.00	"
6 Rooms	Apt. 8	1 room & Kitchenette	30.00	"
	Apt. 9	1 room & Kitchenette	30.00	"
	Apt. 10	1 room & Kitchenette	30.00	"
Attic	Apt. 11	1 room & Kitchenette	28.00	"
	Apt. 12	1 room & Kitchenette	28.00	"
Basement	1 Apt.	1 room & Kitchenette	28.00	"
TOTAL			\$359.00	

Tenant is violating building code by renting 4 floors for living quarters.  
 His rent is low at \$125.00 a month but he is not entitled to any bonus on  
 lease in my opinion. I saw crutches in an occupied attic room without  
 fire escape. I did not see tenant.



FEB 1 1984 38

AUG 20 1984 138



GENERAL DESCRIPTION

2-story and attic, plus basement and garages, frame, rustic exterior, mansion containing approximately 18 rooms including remodeled housekeeping apartment in rear basement and attic rooms. 5 baths and 5 toilets, all old fashioned, tubs on legs. Some extra basins in closets. Large rooms, high ceilings.

Useable floor plan with wide halls, staircase, etc. Corner building with all outside rooms, fully detached on lot. Building appears sound. Good heating plant, steam, in basement and modern gas storage water heater.

Separate garage on rear of lot for 2 cars. Garage in basement for 1 car.

CONDITION & REPAIR

Exterior well maintained and in good repair. Appearance old fashioned but attractive. Interior well maintained for type of use.

USE & OCCUPANCY

Leased to April 1, 1958 to Mr. Roy Lackey, for \$125.00 per month. Operated as guest house in housekeeping apartments and sleeping rooms, furnished. Lessee owns furniture.

LAST PRIOR SALE

Grant deed, dated August 3, 1943, recorded August 4, 1943.

GRANTOR  
GRANTEE

Children's Agency of S. F. a Corporation TO  
Emile J. Cardinal. IRT \$9.35.

OWNER

Emile J. Cardinal  
1980 Vallejo Street  
San Francisco, California



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PARCEL 20 BLOCK 720 LOT 20

PRESENT OWNERS ACQUIRED TITLE AS FOLLOWS:

Deed dated December 1, 1944. Recorded December 4, 1944. Revenue Stamps \$10.45  
Grantors, Henry C. Standley and Mattie H. Standley, his wife.  
Grantees, Henry N. Osan and Marie Margaret Osan, his wife.  
Decree establishing death and terminating joint tenancy Est. of  
Mary Margaret Osan recorded October 21, 1955.

INCUMBRANCES

None

EASEMENTS, AGREEMENTS, LEASES ETC.

None





FEB 1 584 33

AUG 20 88 138

GENERAL DESCRIPTION

2-story, frame, rustic exterior, house containing 14 rooms and 1 bath with 1 toilet. Converted into 6 housekeeping apartments with gas plates and kitchenets. Minimum accommodations.

Building 67 years old and fully depleted. Has no value except that it is still occupied for housing.

CONDITION & REPAIR

Door

USE & OCCUPANCY

Rented to six tenants as furnished housekeeping apartments.

LAST PRIOR SALE

Grant Deed Dated 12/1/1944, recorded 12/4/44.

GRANTOR  
GRANTEES

Harry S. Standley & Mattie H. Standley TO  
Henry W. Osan & Marie Margaret Osan  
LSS \$10.45.



720

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PARCEL 22 BLOCK 720 LOT 22

PRESENT OWNERS ACQUIRED TITLE AS FOLLOWS

Deed dated January 30, 1946 Recorded January 30, 1946 Revenue Stamps \$13.00  
Grantor, Rafael B. Yngoji and Visitiacion Yngojo, his wife  
Grantee, The Yngoji Company, a corporation

IMPROVEMENTS

\$5,500.00 Deed of Trust dated May 27, 1947 Recorded June 9, 1947  
The Yngojo Company, a corporation to The Western Loan Association.

EASEMENTS, AGREEMENTS, LEASES

None

INTERVIEW WITH OWNER

Met owner at building and he showed me through.  
He states rentals are as follows;

First Floor:	Apt. 2	1 room & Kitchenette	\$24.00	Furnished
	Apt. 3	1 room & Kitchenette	17.50	"
6 rooms	Apt. 4	1 room & kitchen	25.00	"
	Apt. 5	2 rooms & Kitchen	45.00	"
Second Floor	Apt. 9	2 rooms	47.50	"
	Apt. 10	1 room & Kitchen	30.00	"
8 rooms	Apt. 11	1 room & kitchen	30.00	"
	Apt. 12	2 rooms	45.00	"
Attic		2 rooms	30.00	"
6 rooms		1 room	17.50	"
		2 rooms	30.00	"
Basement		2 rooms	35.00	"
Garage space - 8 cars		\$5.00 each	40.00	"
			<u>\$416.50</u>	



FEB 1 984 38

AUG 20 1984

GENERAL DESCRIPTION

2-story frame, rustic exterior house, with unfinished basement and attic. Has approximately 20 rooms, some subdivided into kitchenetts and sleeping alcoves. 5 baths rooms, old fashioned. 3 for general use and 2 in units. 5 toilets.

Cheaply and poorly converted into 1 flat, and 9 housekeeping rooms with hot plates. Tenement.

CONDITION & REPAIR

Terrible. Inside and outside.

USE & OCCUPANCY

Housekeeping rooms as above.

LAST PRIOR SALE

Grant deed dated 1/30/46 and recorded same day.

GRANTOR

Rafael B. Yngojo & Visitacion Yngojo, & John Yngojo, single TO

GRANTEE

The Yngojo Company, a Corporation.

NOTE

Rafael B. Yngojo et al. acquired the property in 1945.





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PARCEL 12 BLOCK 720 LOT 12

PARENT OWNERS ACQUIRED TITLE AS FOLLOWS:

Deed dated January 27, 1949. Recorded Jan 28, 1949. Revenue Stamps \$22.00  
Grantors, Jacobus J. Hamming and Alice E. Hamming, his wife.  
Grantees, Dee Ward Christian and Elizabeth Christian, his wife.

INDEBTEDNESS:

\$14,000.00 Deed of Trust dated December 20, 1948. Recorded January 28, 1949.  
Dee Ward Christian and Elizabeth Christian, his wife to Jacobus J.  
Hamming and Alice E. Hamming, his wife.  
Beneficiary interest now held by Naomi Jacobs as Manuel J. Jacobs is  
now deceased.  
Owner says indebtedness all paid off.

EASEMENTS, AGREEMENTS, LEASES

None

INTERVIEW WITH OWNER:

I interviewed the manager and she showed me the building.  
She gave me the following list of rentals.

Basement	1 room	Furnished	\$40.00	
Lower flat	2 rooms	"	24.00	
	1 room	"	20.00	
	3 rooms	"	40.00	
	2 rooms	"	26.00	
	1 room	"	12.00	
Middle Flat	2 rooms	"	24.00	
	1 room	"	20.00	
	3 rooms	"	35.00	
	1 room	"	---	Damaged by fire
	1 room	"	20.00	
Upper	2 rooms	"	32.00	
	1 room	"	20.00	
	1 room	"	20.00	
	1 room	"	---	Manager
	2 rooms	"	30.00	
Attic	1 room	"	---	Not rented
Total			\$363.00	



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GENERAL DESCRIPTION

3-story, frame, rustic exterior flat building, containing 3 flats of 7 rooms and 1 bath each, with separate toilets in each; total of 21 rooms, plus 4 small rooms in basement and 4 small rooms in attic. Basement entrance below sidewalk grade. Rear porches. Baths have tubs on legs and basins with separate toilets. Some kitchenetts; 3 full kitchens, hot plates and water in kitchenetts.

Built in 1902 (estimated). 53 yrs. old. Obsolete floor plan, with front and back parlor and dining room and kitchens in rear with long connecting hall. Bed rooms small, with windows on light well. Steep stairs to upper and middle flat.

CONDITION & REPAIR

Poor. At least \$1,500 deferred maintenance.

USE & OCCUPANCY

Operated by owner as rooming house and furnished house-keeping rooms. Minimum accomodations. Very large "turnover" of tenants.

LAST PRIOR SALE

Grant deed 1/27/49 recorded 1/28/49.

GRANTOR  
GRANTEE

Jacobus J. Hamming & Alice E. Hamming TO  
Dee Ward Christian & Elizabeth Christian.  
IRT \$22.00 D. of T. back to Hamming for  
\$14,000.00

OWNER

Dee Ward Christian  
258 Edgemar  
San Francisco, California





13 05 10 34

13 05 10 34

GENERAL DESCRIPTION

3-story frame, rustic exterior flat building containing 3 flats of 7 rooms each with large rear porches, and 1 bath with tub (on legs) and basin and separate toilets, in each flat or 3 of each. 21 rooms with porches.

Built in 1902, 53 years old. Obsolete floor plan with front and back parlor connecting to dining room in rear by long hall. Bedd rooms small and windows open to light wells. Old kitchens and baths. Ceilings indicate plumbing leaks.

CONDITION & REPAIR

Very bad, interior and exterior. Deferred maintenance at least \$2,500.

USE & OCCUPANCY

Two flats rented as a whole, partly furnished. Middle flat rented as 3 furnished housekeeping apartments, with kitchenetts. Hot plates and electric grills.

LAST PRIOR SALE

Grant deed, dated 5/17/1949 recorded 5/18/49.

GRANTOR  
GRANTEE

Harold & Ruby Goodman TO  
Elias Bowie  
IRT \$4.40

OWNER

Elias Bowie  
1012 Divisadero Street  
San Francisco, California.



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PARCEL 13 BLOCK 720 LOT 13

PRESENT OWNER ACQUIRED TITLE AS FOLLOWS:

Deed Dated May 17, 1949. Recorded May 18, 1949. Revenue Stamps \$4.40  
Grantors, Harold Goodman et al.  
Grantee, Elias Bowie, who acquired title as a single man.

INDEBTEDNESS:

\$7,000.00 Deed of Trust dated May 19, 1954. Recorded July 12, 1954.  
Elias Bowie and Ceola Bowie, his wife to The Western Loan Association.  
\$4,119.80 Deed of Trust dated July 7, 1954. Recorded July 12, 1954.  
Elias Bowie and Ceola Bowie his wife to Ben H. Friedman.  
\$2,100.00 Deed of Trust dated November 19, 1953. Recorded November 27, 1953.  
Elias Bowie and Ceola Bowie, his wife to Attilio Del Curto.

EASEMENTS, AGREEMENTS, LEASES, ETC.

None.

INTERVIEW WITH OWNER:

I met owner on premises where he was working; painting and tinting flat that had just been vacated and left in very bad condition. He said he had not had trouble with vacancies until the past year. He showed me through the rest of the building.



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PARCEL 14 BLOCK 720 LOT No. 14

PRESENT OWNER ACQUIRED TITLE AS FOLLOWS:

Deed dated October 7, 1947. Recorded October 8, 1947. Revenue Stamps \$14.85  
Grantor, Takashi Joseph Ito, a single man.  
Grantee, Rosa Rosenthal, a widow.

INDEBTEDNESS:

\$8,000.00 Deed of Trust dated March 19, 1947. Recorded March 27, 1947.  
Takashi Joseph Ito to Home Federal Savings and Loan Association.

EASEMENTS, AGREEMENTS, LEASES

None

INTERVIEW WITH OWNER:

I met owners daughter on the premises and she showed me through the property. One flat was vacant. She said rent of the other two were \$80.00 and \$90.00 a month. She said her mother was very old and she looked after property. She said they had never had vacancies or trouble in renting until the last few months. The vacant flat was left in bad condition.





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Parcel 2 Block 720 Lot 2 - Page 11

LAND Value	\$ 4,400.00
Land capitalized @: 6% per annum \$264.00	
Deducting \$264.00 from net income of \$1,173.73 leaves \$909.73.	
\$909.73 capitalized @ 7% plus 3% depreciation of 10% gives value of improvements \$9,097.30	Called <u>9,100.00</u>
Total Value	13,500.00
Value Lessees Interest	<u>6,500.00</u>
	\$20,000.00

It is my conclusion the property without existing lease would have a value of \$20,000.00.

The existing lease reduces value of the property to \$13,500.00 insofar as the lessor is concerned.

The difference of \$6,500.00 is the value of the lessee's interest. I believe the lessee has an interest in the property by reason of the \$6,000.00 he paid for lease.

However, I do not believe the lease in so far as rental is concerned has any bonus value because other properties rented as a whole unfurnished bring similar rentals.



1961 33

1961 33



GENERAL DESCRIPTION

3-story, frame, rustic exterior, flat building with basement and usable attic rooms. Basement 3' plus or minus below street grade. Contains 3 separate entrance flats: lower - 7 rooms; upper - 8 rooms, basement - 1 large room; attic 4 very small rooms; total of 23 rooms plus attic and basement. 3 bathrooms each containing tub (on legs) and marble top basin; 3 separate toilet rooms; toilet and basin in basement room.

Built in 1905-06, 50 years old. Obsolete floor plan with front and back parlor (bay window) connecting to rear dining room and kitchen by long narrow hall. Bedrooms open to wells only. 2 fireplaces now converted to vents for gas heaters. Pine trim and floors painted. Old type kitchens with 7 additional makeshift kitchenettes or not plates vented to light wells.

Cheaply and poorly converted into 14 housekeeping units or sleeping rooms rented furnished by tenant, who operates rooming house.

CONDITION & REPAIR

Generally fair. Has been painted outside and inside within three years. Roof recently repaired and tenant says "does not leak now". Plumbing appears usable.

USE & OCCUPANCY

Rented as a whole to H. FRIENHAUF, who owns furniture and sublets apartment and rooms. Has a manager on premises. Rental agreement provides tenant pays repairs and maintenance on interior and owner pays exterior, roof and major plumbing repairs.

LAST PRIOR SALE

Grant deed dated 8/19/47, recorded 7/27/47.

GRANTOR  
GRANTEE

Barney & Sadie Braverman TO  
Joe Simonsen  
IRT \$14.85

OWNER'S ADDRESS

Jo Simonsen (Mrs.)  
477 66th Street  
Oakland, California



FEB 09 08 40 32

FEB 20 08 13 0

PARKING 3 BLOCK 720 LOT 3

PRESENT OWNERS ASSUMED TITLE AS FOLLOWS:

Deed dated October 18, 1951. Recorded November 6, 1951 Revenue Stamps \$17.60  
 Grantor, Rudolph W. Van Norden, a widower.  
 Grantee, P. J. Dowling and Maureen Dowling, his wife.

INDEBTEDNESS:

\$10,000.00 Deed of Trust dated November 5, 1951. Recorded November 6, 1951.  
 P. J. Dowling and Maureen Dowling, his wife to Rudolph W. Van Norden.

Mr. Dowling states Mr. Van Norden died a year and a half ago and the estate wanted money so he borrowed \$10,000.00 from Bank of America on property.

INTERVIEW WITH OWNER:

Mr. Gaylor the manager showed me through the property. He says rents are as follows:

Basement	1 room	\$30.00	
Lower - Apartment 1	2 rooms	42.50	Furnished
Apartment 2	2 "	30.00	" Manager
Apartment 3	2 "	35.00	"
Middle Apartment 4	3 "	42.50	"
Apartment 5	2 "	37.50	"
Apartment 6	2 "	35.00	
Upper Apartment 7	3 "	47.50	
Apartment 8	2 "	37.50	
Apartment 9	2 "	30.00	
Attic 10	3 " & bath	55.00	
		<u>422.50</u>	

I phoned Mr. Dowling the owner and he confirmed these rentals from his books.

Mr. Dowling gave me list of expenses from his books:

Taxes	\$380.53
Fire Insurance \$17,450. - 3 yrs 134.20	
1 year	44.73
water 2 months \$46.42 or 1 year	278.52
Pacific Gas & Electric - Gas & Electricity	
1 month \$49.42	
one year	593.04
Scavenger \$4.50 a month - 1 year	54.00
License	6.00
Manager, \$30.00 a month.	360.00





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GENERAL DESCRIPTION:

3-story frame, rustic exterior, flat building with basement and usable attic rooms. Basement 3' more or less, below sidewalk grade. Contains 3 separate entrance flats, lower - 7 rooms, uppers both 8 rooms, basement (separate entrance through tradesmen's entrance) 2 rooms, attic 2 rooms, total of 23 rooms plus attic and basement. 3 baths rooms with tubs (on legs) and marble top basins. 3 toilet rooms separate plus 2 extra toilets, and 2 extra basins

Built in 1905-06, 50 years old. Obsolete floor plan with front and back parlors (bay window on front) connecting to rear dining rooms and kitchens by long, narrow hall. Bedrooms open to light wells. 2 fireplaces in each floor now used as vents for gas heaters. Pine trim and floors, painted. Old type kitchens with hot plates and kitchenettes in housekeeping units, vented through light wells. Long steep stairs to upper flats.

Cheaply converted into 10 housekeeping apartments with sleeping rooms, rented furnished by owner with manager on premises, as rooming house

CONDITION & REPAIR:

Exterior fair. Interior fair. Plumbing appears in usable repair.

USE & OCCUPANCY:

Operated as rooming house by owner.

LAST PRIOR SALE:

Grant deed dated 10/11/51, recorded 11/6/51

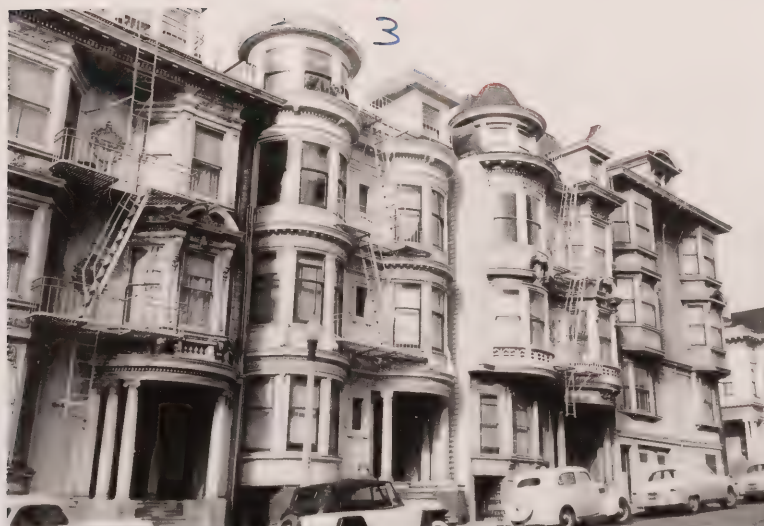
GRANTOR  
GRANTEE

Rudolph Van Norden TO  
P. J. Dowling and Maureen Dowling  
IRT \$17.60

D/T of \$16,000 recorded same day to Van Norden

OWNER:

P. J. Dowling  
354 Corbett Road  
San Francisco, California



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GENERAL DESCRIPTION:

3-story frame, rustic exterior flat building with basement apartment, 3' below sidewalk grade and finished attic rooms. Contains 3 separate entrance flats; lower - 7 rooms, middle - 8 rooms, upper - 8 rooms, 23 rooms total. 3 bathrooms with tubs (on legs) and basins and 3 separate toilet rooms.

Built in 1905-06, 50 years old. Obsolete floor plan with front and back parlor connected to dining room and kitchen in rear by long narrow hall. Bedrooms open to light wells, small and dark. 2 fireplaces now used for vents for circulating heaters. Pine trim and floors, painted. Old type kitchens with rear porches. Long, steep stairs to upper and middle flats.

CONDITION & REPAIR:

Poor. Need renovation inside and outside needs painting and repairs.

USE & OCCUPANCY:

Operated as furnished housekeeping apartments. Converted into 10 units, some with kitchenettes with common baths and toilets.

LAST PRIOR SALE

Grant deed, dated May 2, 1950, recorded May 4, 1950.

GRANTOR

Marie P. Igler and Ralph Igler TO

GRANTEE

Oliva Hanson.

IRT \$17.05

D/T Hanson to California Savings & Loan Association, same date, \$8,000.



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PAGE 11 Parcel 4, Block 720, Lot 4

I site the above in detail to show what the owner tells me and to show what I know to be proper charges which the owner and her manager leaves out.

It demonstrates as I have seen repeatedly with flats all cut up into rental units and furnished that it is hardly worth the trouble and bother these people go to in renting their property in this manner.

I have seen cases where the owners are poor managers where they actually get less income after providing furniture, utilities, etc. and all the labor and attention demanded by such an operation than if they rented their property unfurnished in the original units for which it was designed.





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1004 1 1004 33

PARCEL 5 BLOCK 720 LOT 5

PRESENT OWNERS ACQUIRED TITLE AS FOLLOWS:

Deed dated March 15, 1954. No Revenue Stamps.  
Grantors, Willard L. Johnson and Alice H. Johnson, his wife  
Grantee, Lendelop Investment Corporation

INDEBTEDNESS:

None

EASEMENTS, AGREEMENTS LEASES ETC.

None

INTERVIEW WITH OWNER:

I met the owner Willard Johnson in his office. He told me the property has been in the family many years.

The rentals are: lower, \$60.00, middle, \$57.50; upper \$62.50  
Total - \$180.00.

He said the rentals were low because he did not believe in having rentals where one had difficulties with tenants and vacancies. He said he had no vacancies.

In establishing rents for capitalization I used a figure of \$10.00 a room, which I have found to be normal and reasonable for this type of property.



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GENERAL DESCRIPTION:

3-story, frame, rustic exterior flat building with basement 3' more or less below sidewalk grade. Contains 3 separate entrance flats; lower 7 rooms; upper 8 rooms; middle 8 rooms; 23 rooms total. 3 baths each with tub (on legs enclosed) and marble top basin; 3 separate toilet rooms with old fashioned toilet with reservoir overhead.

Built in 1905-06. Floor plan obsolete with front and back parlor (bay window in front parlor) connecting by long narrow hall to dining room and kitchen across the rear. All bedrooms face well and are small and dark. Old kitchens. Big rear porches with laundry, etc. Steep stairs in upper and middle flats.

CONDITION AND REPAIR:

Must have new roof at once, cost \$500. Exterior paint fair. Interior fair except upper which must be repaired from roof leaks.

USE & OCCUPANCY:

Rented month to month to 3 tenants as indicated. Tenant in lower flat been there about 15 years; middle flat 10 years; upper flat 2 years. Upper and middle flats sublet furnished rooms, no cooking.

LAST PRIOR SALE:

Grant deed Johnson to Lendelof Inv. Corp. 3/15/54. Family transfer not effecting title.

GRANTOR:

Grant deed dated 8/6/37 recorded 8/7/37.

GRANTEE:

Martha Sanders TO  
Willard L. Johnson & Alice R. Johnson  
IRT \$8.50  
D/T same day for \$5,750 to Sanders. Now paid.

OWNER:

Willard L. Johnson  
229 Kearny Street  
San Francisco, California



051980210

051980210

GENERAL DESCRIPTION

3-story frame, stucco front, rustic exterior sides and rear, remodeled flats with basement. 90% reconstructed in 1938, 10% frame shell built in 1905-06. Building now contains 12 two room apartments with 1 two room apartment 1st basement with entrance through tradesmen's entrance, below sidewalk grade. Each apartment has bath, with tub on legs enclosed, and toilet and basin. Oak floor throughout (veneer), including basement apartment. One entrance to lobby. Apartments in good condition. 1 vacancy at time of inspection. Cheap but modern (1938) lighting fixtures. Outlets, etc. Rentable units. Central steam heating plant and hot water.

CONDITION & REPAIR

Good.

USE & OCCUPANCY

Rented month to month as units. No manager on premises but part time janitor. Agent reports small turnover in tenants, mostly working people and single people. Have made an effort to keep the place orderly and well conducted.

LAST PRICE SALE

Grant deed, dated 5/14/50 recorded 6/27/50

GRANTORS

GRANTEES

P. A. Hurley & Maule D. Hurley TO  
Roland du Luart & Elsie D. du Luart  
IRT \$24.20 \$22,000 over existing loan.  
A vacant lot on Lincoln Way was exchanged as a part of the purchase price. Sales price \$45,000. Value of lot \$4,500. \$23,000 T. of T., Balance cash.

GRANTORS

Hurley remodeled the building.

OWNERS

Roland M. du Luart & Elsie D. du Luart.  
Langus Beach, California.

AGENT

Frank Renstrom, Realtors.  
2182 Market Street  
San Francisco, California





FILE 08M032

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PARCEL 7 BLOCK 720 LOT 7

PRESENT OWNERS ACQUIRED TITLE AS FOLLOWS.

Deed dated October 25, 1951. Recorded November 1, 1951. No Revenue Stamps  
Grantor. Emery L. Bingley  
Grantee, Charles H. Blagburn

INDEBTEDNESS.

\$13,000.00 Deed of Trust dated June 14, 1949 Recorded June 17, 1949.  
Sarah Blagburn to Benjamin Fireman and Helen Fireman, his wife  
Chattel Mortgage in the same amount.  
\$3,000.00 Deed of Trust dated June 14, 1949 Recorded June 17, 1949.  
Sarah Blagburn to L. B. Bingley  
\$965.16 evidencing additional advance under above \$3,000.00 Deed of Trust.  
Charles H. and Sarah Blagburn to Emery L. Bingley Recorded May 7, 1952.  
\$10,706.67 Deed of Trust dated October 25, 1951 - Recorded November 1, 1951.  
Charles H. Blagburn and Sara Blagburn his wife to Emery L. Bingley  
Chattel Mortgage in same amount.  
Various court proceedings and notices of Default in connection with these  
loans.  
Charles H. Blagburn, 2006 Sutter Street, Attorney.

EASEMENTS, AGREEMENTS, LEASES ETC.

None

Charles H. Blagburn to Charles H. & Sara Blagburn Aka Sara Toler  
Deed. No Revenue Stamps Recorded 3-14-56 Breviate 23423.  
Includes this property and other property.  
Charles H. & Sara Blagburn by City Title Insurance Co. as to Safeguarded  
Equities Ltd. Deed. Revenue Stamps \$18.50 \$16,500.00  
Recorded April 11, 1956. Breviate No. 23443. Includes this  
and 4 other properties.  
Safeguarded Equities Ltd. & Mirian Bingley to Safeguarded Investors of  
California. Deed. No Revenue Stamps Recorded 10-15-56  
Breviate No. 23570  
Safeguarded Investors of California to Arthur S. and Josephine Cadjew  
Deed. Revenue Stamps \$16.50. Recorded 10-15-56 Breviate 23570  
Arthur S. and Josephine Cadjew to Safeguarded Investors of California  
Deed of Trust \$14,000.00. Recorded 10-16-56 Breviate No. 23570

INTERVIEW WITH OWNER

I talked with manager who gave me list of rentals and showed me through  
some rooms which she could get into.



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GENERAL DESCRIPTION

3-story and basement, frame, rustic exterior house, with basement finished into 2 rooms. Basement below sidewalk level with entrance on tradesmen's entrance. Contains 21 rooms, 7 rooms to each floor; 4 bath, each with tub (on legs) and basin and 4 toilets in separate rooms, with overhead reservoirs. Now roughly divided into 12 furnished house-keeping apartments, some of 1 rooms and some with 2 rooms. Kitchenetts in converted closets or in rooms, hot plates and electric plates. Some vented to light wells and some to rear. Rooms overcrowded with families having children.

USE & OCCUPANCY

Various tenancies with rapid turnover, and rented in different combinations as desired. Rentals \$7.50 to \$12.50 per unit per week. Furniture in bad repair.

CONDITION & REPAIR

Terrible.

LAST PRIOR SALE

Grant deed dated October 25, 1951 recorded November 1, 1951.

GRANTOR  
GRANTEE

Emery L. Bingley TO  
Charles H. Blagburn.  
IRT none.

PRIOR SALE

Grant deed, dated 2/14/50 recorded 2/28/50

GRANTOR  
GRANTEE

Marjory Williams TO  
Emery L. Bingley.  
IRT 55¢

OWNER OF RECORD

Charles H. Blagburn  
2006 Sutter Street  
San Francisco, California.



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PARCEL No. 8 BLOCK No. 730 LOT No. 8

PRESENT OWNER ACQUIRED TITLE AS FOLLOWS:

Deed dated December 24, 1945. Recorded December 28, 1945.  
Grantor, H. B. Allen Inc. a corporation  
Grantees, Manuel M. Rodrigues and Isabelle M. Rodrigues, his wife, in  
joint tenancy.

INDEBTEDNESS:

\$31,000.00 Deed of Trust dated July 8, 1946 Recorded July 9, 1946.  
Manuel M. Rodrigues and Isabelle M. Rodrigues, his wife to  
Crocker First National Bank of San Francisco.  
Covers the subject and other property.

EASEMENTS, AGREEMENTS, LEASES, ETC.

Lease dated May 7, 1954  
Lessors, Manuel M. Rodrigues and Isabelle M. Rodrigues  
Lessee, Standard Oil Company of California, Signal Oil Co. Division  
Memorandum of Lease dated May 7, 1954. Recorded June 28, 1954,  
in Liber 6402 of Official Records, Page 23.

INTERVIEW WITH OWNER:

I did not talk to the owners. I talked with Buckbee Thorne, the  
agents for the owner. They informed me the property was leased for \$150.00  
a month until May 7, 1959.

Owners paid \$15,125.00 for the property December 28, 1945. This has  
never been a very good station. Owners also own improvements. It is  
my opinion the lessee's interest is of no value.

IMPROVEMENTS:

Service Station. Concrete and asphalt paving. Salesroom, metal walls and  
roof contains 104 sq. ft. There is a pump island with 3 pumps and an overhead  
metal canopy. There is also a 1-story metal building used for lubrication  
containing 458 sq. ft. with a 1-story metal building 6 X 10 feet - 60 sq. ft.  
containing mens and womens toilets. There are 3 light standards and some  
fencing on rear of lot. Concrete foundations under building, also  
storage tanks for gasoline.





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GENERAL DESCRIPTION

Automotive service station on corner lot.  
All buildings and equipment owner by owner of the land.

Station was built by Samuel Hamberger in 1936 and leased to Richfield Oil Co. for \$175 per month plus gallonage on gasoline sold. Richfield Oil Co. built a new station in the district in 1946 and did not renew the lease on expiration. Leased to Signal Service Stations which expired in 1954 and has been renewed for 5 years. Lease carries a clause for cancellation in the event the land is condemned for any purpose by any agency of government. (Appraiser did not see lease, but talked to Signal Oil Co. regarding the leasees interest.)

The station was leased for \$150.00 per month or \$1,800 per year with no percentage or overage clause. Lessee maintains property and replaces equipment.

At the present time the station is pumping 6,000 gallons of gasoline per month and does a good service business in lubricating cars and sales of other items. Signal Stations state the economic rental for the station is now 2 1/2¢ per gallon, gross x 6,000 gallons per month, or \$150 per month.

The lot is too small for a modern service station.

CONDITION & REPAIR  
USE & OCCUPANCY

Good.  
See above.

LAST PRIOR SALE

Grant deed; 12/24/45 recorded 12/28/1945.

GRANTOR  
GRANTEE

Harry B. Allen Co. Inc.  
Manuel M. Rodrigues & Isabelle M. Rodrigues.  
IRT. \$17.05.

OWNER

Manuel M. Rodrigues  
1217 Spencer Avenue, San Jose, California.

AGENTS

Buckbee, Thorne & Co.  
153 Sutter Street, San Francisco, California  
(Mr. Herbert Miller)



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0210002100





GENERAL DESCRIPTION

3-story, frame, rustic exterior flat building with basement and attic. Basement below sidewalk grade with entrance through tradesmen's entrance to rear. Contains 3 separate entrance flats; lower 7 rooms; middle 7 rooms; upper 7 rooms; total 21 rooms; plus 2 finished rooms in basement and 2 finished rooms in attic. Basement and attic minimum specifications; 3 baths (tubs on legs) with basins; 3 separate toilet rooms one of each floor.

Built in 1905-06, 50 years old. Obsolete floor plan with front and back parlor connected to dining room and kitchen with long narrow hall. Bedrooms all open to light wells, and are small, with small closets. 2 fireplaces, now used for gas vents for circulating heaters. Old type kitchens, never remodeled. Apartments have hot plates vented through light wells. Long, steep stairs to upper flats.

Cheaply and poorly converted into 11 housekeeping apartments, with sleeping rooms rented furnished by owners. Owner owns furniture and operates as business.

CONDITION & REPAIR

Poor outside and inside. Needs painting and renovation badly. Deferred maintenance evident in halls, basement and inside apartment units.

USE & OCCUPANCY  
LAST PRIOR SALE

Operated as housekeeping units.  
Grant deed dated 3/27/1947, recorded 3/17/1947.

GRANTOR  
GRANTEE

Adelaid de Rose TO  
Edward D. Fleeks and Mary A. Fleeks  
IRT \$14.30 D. of T. to De Rose, \$10,250. same date.

TRANSFER

April 16, 1954, Mary A. Fleeks to Edward D. Fleeks (owner of record) no stamps.

OWNER

Edward D. Fleeks  
1010 Ellis St., San Francisco, California



720

1903

1903

PARTIAL 9 BLOCK 720 LOT 9

PREVIOUS OWNERS ACQUIRED TITLE AS FOLLOWS:

Deed dated April 16, 1954                      No Revenue Stamps  
 Grantor, Mary Adeline Fleeks  
 Grantee, Edward D. Fleeks

INDEMNIFICATION:

\$6,000.00 Deed of Trust dated April 29, 1952. Recorded May 27, 1952.  
 Edward D. and Mary A. Fleeks to Trans-Bay Federal Savings and Loan  
 Association of San Francisco.

EASEMENTS, AGREEMENTS, LEASES, ETC.

None

INTERVIEW WITH OWNER:

Met owner on premises and he showed me over premises.  
 He said he owed about \$3,500.00 on building.

He states his income from property is as follows:

Basement & Kitchen		owner
Lower flat	2 rooms in front	owner
	2 rooms, middle furnished	\$38.00
	3 rooms, rear	" 38.00
Middle flat	3 rooms front	" 40.00
	2 rooms middle	" 35.00
	2 rooms rear	" 35.00
Upper flat	2 rooms front	" 32.00
	2 rooms front	" 38.00
	2 rooms middle	" 35.00
	3 rooms rear	" 32.00
		<u>\$329.00</u>

He states he carries \$20,000.00 fire insurance and certain expenses  
 average, as follows:

Water	\$18.60 a month
Gas & Electricity	50.00 a month
Scavenger	10.00 a month
License	6.00 a year





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PARCEL 10 BLOCK 720 LOT 10

INTEREST OWNERS ACQUIRED TITLE AS FOLLOWS:

Deed dated November 14, 1932 Recorded November 28, 1932. No Revenue Stamps.  
 Grantor, Title Insurance and Guaranty Company  
 Grantee, Frank J. Carpenter and Ray Carpenter, his wife.

IMPROVEMENTS:

None

EASEMENTS, AGREEMENTS, LEASES

None

INTERVIEW WITH OWNERS:

Both Mr. and Mrs. Carpenter were present. Mr. Carpenter showed me over the building.  
 Owner gave me the following information relative to rentals:

Lower flat - occupied by owner.	
Middle flat rented to 1 tenant	\$21.00 partly furnished
Upper flat 3 rooms, partly furnished	55.00
2 rooms, "	35.00
3 rooms "	35.00
1 room "	30.00
Attic 4 rooms "	42.50
	<u>\$278.50</u>

Owner says he carries \$16,000.00 Fire Insurance  
 Water bill from \$10.00 to \$12.50 per month.  
 Gas & Electricity \$40.00 average



YES 1 586 33

Aug 20 1938



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GENERAL DESCRIPTION 3-story, frame, rustic exterior, flat building with finished attic and basement. Contains 3 separate entrance flats of 8 rooms each; lower 8 rooms (1 very small); middle 8 rooms; upper converted to 4 housekeeping apartments, 1-2 rm; 1-3 rm; 1-1 rm; 1-4 rm, (attic). 3 bathrooms, each with tub (on legs) and marble top basin; 3 separate toilets, rooms with overhead reservoirs; 4 extra toilets and 1 extra basin. Basement has outside entrance below sidewalk grade, not finished.

Built in 1905-06. Obsolete floor plan with front and back parlors connected to dining room and kitchen in rear by a long narrow hall. Bay windows front and rear, with curved glass. All bedrooms are small and face to light wells. Building never remodeled, but converted by owner. Steep stairs to middle and upper flats.

CONDITION & REPAIR Good. Much better than average in neighborhood. Rewired and some plumbing replaced.

USE & OCCUPANCY Lower occupied by owner who has lived here since 1905, before the fire. Middle rented as furnished flat to one tenant. Upper rented as housekeeping units, furnished, as indicated. Attic rented, has no separate entrance. Basement was billiard room years ago but now workshop; wood floor shows dry rot; rear part concrete floor, store room.

LAST PRIOR SALE No record available prior to 1909 when property was owned by Sigmund & Carrie Bergstein, aunt of Mrs. Ray Carpenter. Conveyed to Frank J. Carpenter & Ray Carpenter by deed 8/4/31, with life estate to Sigmund Bergstein, who has since died.

OWNER'S STATEMENT Has been retired since 1950. Was a carpenter for many years and now spends all of his time working on the property.

Claims following expenses;

1948	fire escapes	\$625.00	1951	spot painting	\$335.00
1951	street widening	75.00		front painted only.	
1951	electric rewiring	1371.50		rear needs painting.	
1951	new water heater	136.36			

Frank J. Carpenter & Ray Carpenter  
1020 Ellis St., San Francisco, California



720

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PROJECT AREA A-1  
Owner: Hattie M. May  
Street Address: 1022-24-26 Ellis Street  
Location: N. Ellis 87' 6" W. Franklin St.  
Lot size: 25' 0" x 137' 6"  
Area: 3,438 sq. ft.  
Zoning: Second residential  
Assessed Values:  
Land - - - - - \$ 2,110  
Improvements - 2,400  
Total - 4,510  
APPRAISED VALUE OF LAND: \$ 3,750  
Per Front Foot \$ 150.00  
Per Square Foot 1.09  
REMARKS: Computed on front foot basis.  
Excess depth of no value to use.

[illegible]

Nature and type flats (3 units)  
Construction frame - stucco front  
No. of Stories 3 & basement & attic  
No. of Rooms 21 & 2 basement & 4 attic  
Garage Space none  
Basement 2 rooms & storage. Wood floor.  
Foundation concrete  
Exterior Finish rustic - stucco front  
Roof composition  
Year Built 1905-6  
Remodeled front stuccoed. Converted.  
Condition, Exterior fair to good  
Interior fair to good.

Interior Finish pine painted.  
Floors pine T & G, painted.  
Plumbing Old. some replacement.  
Bathrooms 3 (tubs & basins) = 3 toilets.  
Kitchens Old. Some hot plates & kitchenetts.  
Lighting Old  
Outlets None  
Heating circulating gas heaters.  
Hot Water gas, storage tanks.  
Any Unlawful Use elect. gas plates.  
REMARKS: Poorly and cheaply converted to  
12 housekeeping apts. Rented as sleeping  
rooms or apts. Porches and sun rooms on rear  
rented as housekeeping units.

Basement	<u>2,380</u>	sq. ft. @ 2.50	\$ <u>5,950</u>
1st Floor	<u>2,380</u>	@ 7.00	<u>16,660</u>
2nd Floor	<u>2,380</u>	@ 7.00	<u>16,660</u>
3rd Floor	<u>2,380</u>	@ 7.00	<u>16,660</u>
Total	<u>7,140</u>	& basement & attic	<u>1,000</u>

\$ 56,750  
42,562  
\$ 14,183

REMARKS: Chronological 50 yrs. at 1.67% yr. = 83% = \$46,702. = \$10,048 VALUE

Useable future life 15 yrs. at 1.67% yr. = 25% = \$14,188 Remaining value for use.

## INCOME

<u>Apt.No.</u>	<u>No.of Rooms</u>	<u>Monthly Rent</u>
Could not get breakdown of		\$
Treated as economic rents of whole property.		
Rental Value		\$200.00
unfurnished.		

Total Gross Income	\$	<u>200.00</u>	\$2,400.00
Less Expenses		<u>61.80</u>	<u>741.64</u>
			\$1,558

(Before Depreciation) \$ 138.20 monthly, \$ 1,558 annually

APPRAISED VALUE INDICATED BY INCOME ANALYSIS <sup>3%</sup> net-net - - - - - \$ 19,300.00

REMARKS: Owner says it is too troublesome to keep housekeeping units

reported, with turnover and operating costs. Building now half occupied.

FINAL ESTIMATE OF FAIR MARKET VALUE:

EXPENSE

Taxes	- - - - -	\$	272.64
Insurance	- - - - -		35.00
P.G. & E.	tenants	- - - - -	-----
Water	- - - - -		42.00
Scavenger	tenants	- - - - -	-----
Janitor	none	- - - - -	-----
Vacancy & Collection Allowance	- - - - -	5%	120.00
Maintenance & Repairs	- - - - -	I mo.	200.00
Management	- - - - -	3 -	72.00

Total Expenses	\$ 741.64
----------------	-----------

\$ 1,558 annually

SIS - <sup>3%</sup> net-net - - - - - \$ 19,300.00

ep housekeeping units

ding now half occupied.

LAND - - - - - \$ 3,750

IMPROVEMENTS - 14,188

**TOTAL** \$ 17,938.00

ANALYSIS, INTERPRETATION AND CORRELATION OF DATA: ADJUSTED TO TOTAL

Better building than others in block. Market sales price to be remodeled

into housekeeping units like others in district.

Appraise, ALBERTON REALTY CO. 157 Sutter St.

Date: April 20, 1955

By Milton I. Mack  
MILTON I. MACK



EXHIBIT

EXHIBIT



1951 10 15

1951 10 15



GENERAL DESCRIPTION

3-story, frame, stucco front and rustic exterior building containing 3 flats of 7 rooms each, total of 21 rooms, plus 2 finished rooms in the basement in the front and two in the rear, and plus 4 small rooms in attic. Large sun rooms and porches on the rear appear to have been added after building was built but owner has no record and no permit issued. 3 bath rooms, each with tub (on legs) and basin; 3 toilet rooms separate. Some kitchenetts have water and hot plates, with some gas stoves. Hot plates electric. 1 extra toilet and basin in front lower unit.

Built in 1905-06. 50 years old. Obsolete floor plan with living room and back parlor (living rooms have bay windows) connected to dining rooms in the rear by long, narrow hall. All bed rooms are small and open to light wells. Big back porches. Steep stairs to upper flats.

CONDITION & REPAIR

Fair to good. Front stucco, trim needs painting. Interior fair.

USE & OCCUPANCY

Owner lives in most of lower flat and 2 basement rooms. States the building is one-half empty as she does not try to rent them. Says what she can realize from running the housekeeping rooms not worth the trouble and expense incident to operating them. Is thinking about renting the whole building to some lessee to operate and would do so if it were not for the redevelopment program.

LAST PRIOR SALE

Grant deed January 6, 1943, recorded Jan. 12, 1943.

GRANTOR  
GRANTEE

Nettie M. Hogg TO  
Hattie M. May.  
IRT \$4.40. Deed of trust not known.

OWNER

Hattie M. May  
1026 Ellis Street  
San Francisco, California.



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PARCE No. 11 BLOCK No. 720 LOT No. 11

PRESENT OWNER ACQUIRED TITLE AS FOLLOWS:

Deed dated July 16, 1954

Grantor, Evalyn C. May

Grantee, Hattie M. May, as her separate property

INDEBTEDNESS:

None

W005 0 88 12.8

EASEMENTS, AGREEMENTS, LEASES ETC.

None

INTERVIEW WITH OWNER:

I met owner on premises and she showed me through property. In poor condition. A great part of the building is vacant.





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